

106.0

0001

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

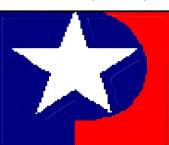
Total Card / Total Parcel

USE VALUE:

1,198,500 / 1,198,500

ASSESSED:

1,198,500 / 1,198,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		WINDMILL LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HICKEY DENNIS R	
Owner 2: TOMUSIAK MARIAN	
Owner 3:	
Street 1: 12 WINDMILL LANE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: MOBILIA ELEANOR-TRS -
Owner 2: WINDMILL LANE REALTY TRUST -
Street 1: 12 WINDMILL LANE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 14,255 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Clapboard Exterior and 3552 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14255		Sq. Ft.	Site		0	70.	0.59	4									593,352						593,400	

Total AC/HA: 0.32725

Total SF/SM: 14255

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 593,352

Spl Credit

Total: 593,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size
Total Land:
Land Unit Type:
09/20/18
!8362!

PRIOR ID # 1: 67830
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:
PRIOR ID # 3:
LAST REV
DATUM
12/10/20 22:56:19
10/22/18 15:38:27
danam
8362
ASR Map:
FACT DIST:
REVAL DIST:
YEAR:
LANDREASON:
BLDREASON:
CIVILDISTRICT:
RATIO:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 3	Rating: Good			2 small dormers in rear.										
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:													
Foundation: 1	- Concrete			A 3QBth: 1	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating:													
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: WHITE				A Kits: 1	Rating:													
View / Desir:				Fppl: 2	Rating: Good													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: B-	- Good (-)			CONDOS INFORMATION														
Year Blt: 1936	Eff Yr Blt:			Location: 1														
Alt LUC:	Alt %:			Total Units: 1														
Jurisdct: G4	Fact: .			Floor: 1														
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior: 1	RMS: 7			BRs: 4	Baths: 3					
Prim Int Wall: 2	- Plaster			Functional: 1	%			Interior: 1	RMS: 7			BRs: 4	Baths: 3					
Sec Int Wall: 1	%			Economic: 1	%			Additions: 1	RMS: 7			BRs: 4	Baths: 3					
Partition: T	- Typical			Special: 1	%			Kitchen: 1	RMS: 7			BRs: 4	Baths: 3					
Prim Floors: 4	- Carpet			Override: 1	%			Baths: 1	RMS: 7			BRs: 4	Baths: 3					
Sec Floors: 3	- Hardwood			Total: 10.8 %				Plumbing: 1	RMS: 7			BRs: 4	Baths: 3					
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric: 1	RMS: 7			BRs: 4	Baths: 3					
Subfloor: 1				Basic \$ / SQ: 125.00				Heating: 1	RMS: 7			BRs: 4	Baths: 3					
Bsmnt Gar: 1				Size Adj: 1.07587707				General: 1	RMS: 7			BRs: 4	Baths: 3					
Electric: 3	- Typical			Const Adj: 0.99495000				COMPARABLE SALES										
Insulation: 2	- Typical			Adj \$ / SQ: 133.805				Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext: S				Other Features: 125745														
Heat Fuel: 2	- Gas			Grade Factor: 1.21														
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod: 1														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO				Adj Total: 678317														
% Com Wall				Depreciation: 73258														
				Depreciated Total: 605059														
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1			Color: 1						
SPEC FEATURES/YARD ITEMS								PARCEL ID				106.0-0001-0005.A						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:									